BOX 13
10185

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/05 11:54 1 pgs
Fees:13.00 Taxes:103.60

20051228-0155220

Heidi Jo Clayton Notary Public My Comm. Exp. 07-25-09 TENNESSEE Davidson County

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
123 Problem Solved, Inc.	New Owner ~~123 Problem Solved, Inc.~~	
(NAME) 1804 Long Hunter Lane ~~1804 Hartford Drive~~	(NAME) ~~1804 Hartford Drive~~	119-6-249
(ADDRESS) Nashville, TN 37211	(ADDRESS) ~~Nashville, TN 37211~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gary Lee Townsend,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 1 2 3 Problem Solved, Inc., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bryant Heights, of record in Plat Book 1835, Page 126, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to Gary Lee Townsend and wife, Nancy M. Townsend by deed of record in Book 8439, Page 307, Register's Office for Davidson County, TN. Nancy M. Townsend having been deceased.

This instrument is executed on behalf of Gary Lee Townsend by Art Forrester as their Attorney In Fact pursuant to recorded Power of Attorney of record in instrument # 20051228-0155219, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2694 Hartford Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of December, 2005.

Gary Lee Townsend

Gary Lee Townsend

by Art Forrester POA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd day of December, 2005, before me personally appeared Art Forrester, the person who executed the foregoing instrument on behalf of Gary Lee Townsend and who acknowledged that he executed the same as the free act and deed of the said Gary Lee Townsend, through Power of Attorney granted him by the said Gary Lee Townsend.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of December, 2005.

Commission expires:

Heidi Jo Clayton Notary Public My Comm. Exp. 07-25-09 State Of TENNESSEE Notary Public

Victor Hazelwood

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED